

WELCOME

4201 E. ARKANSAS AVENUE PROPERTY COMMUNITY DISCUSSION

Infinity Park Event Center
July 12, 2018



KENTRO GROUP

AGENDA

- Introduction
- Site Condition Update
- Rezoning Application Update and Proposed Zoning
- Development Process
- Development Agreement
- Site Development Plan (SDP) Examples
- Affordable Housing Update

TEAM OVERVIEW



DEVELOPER



LAND PLANNER



TRAFFIC ENGINEER



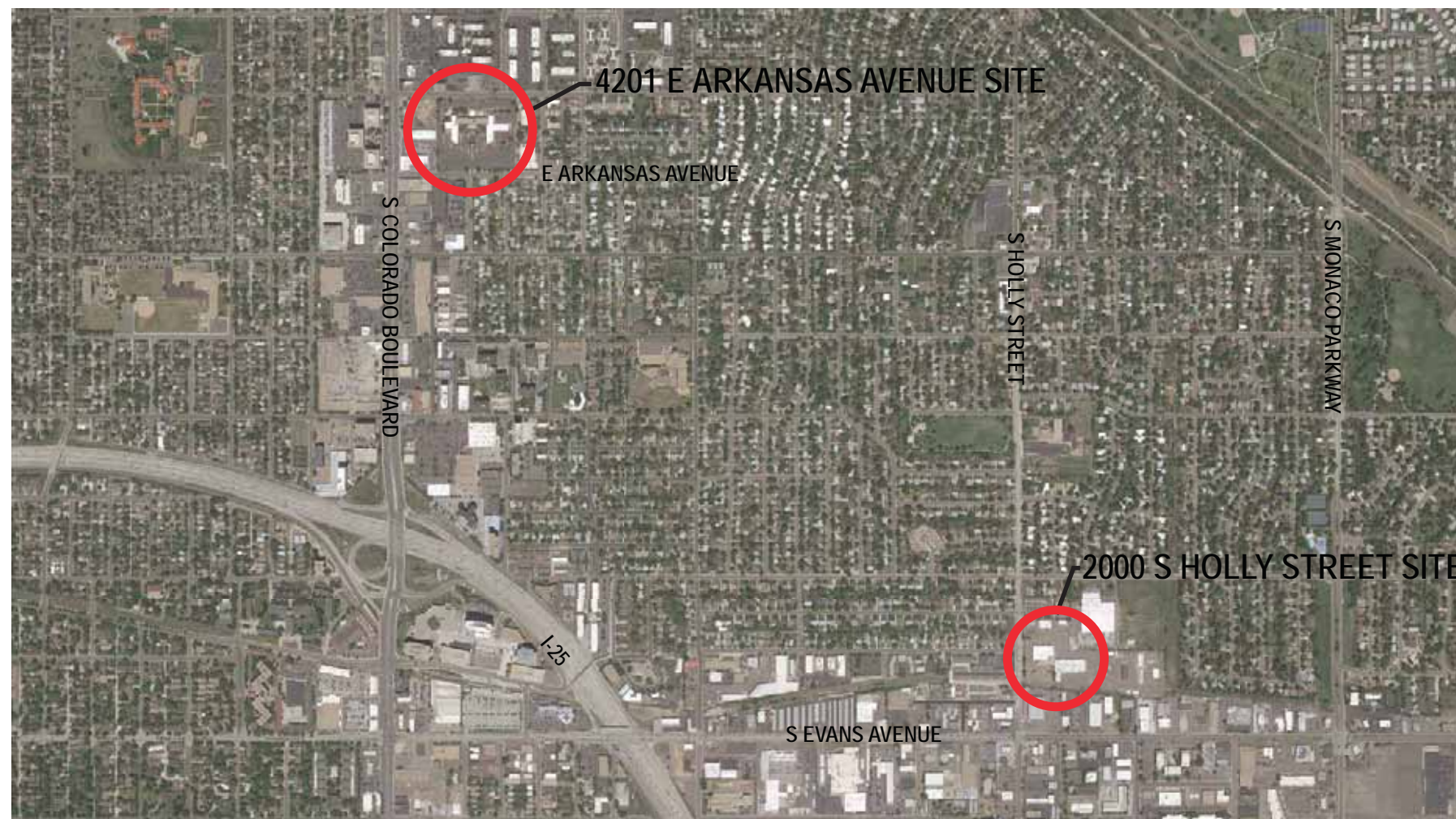
ZONING / COMMUNITY OUTREACH

Essential Management Solutions, LLC

ENVIRONMENTAL CONSULTANT

CDOT DISPOSITION

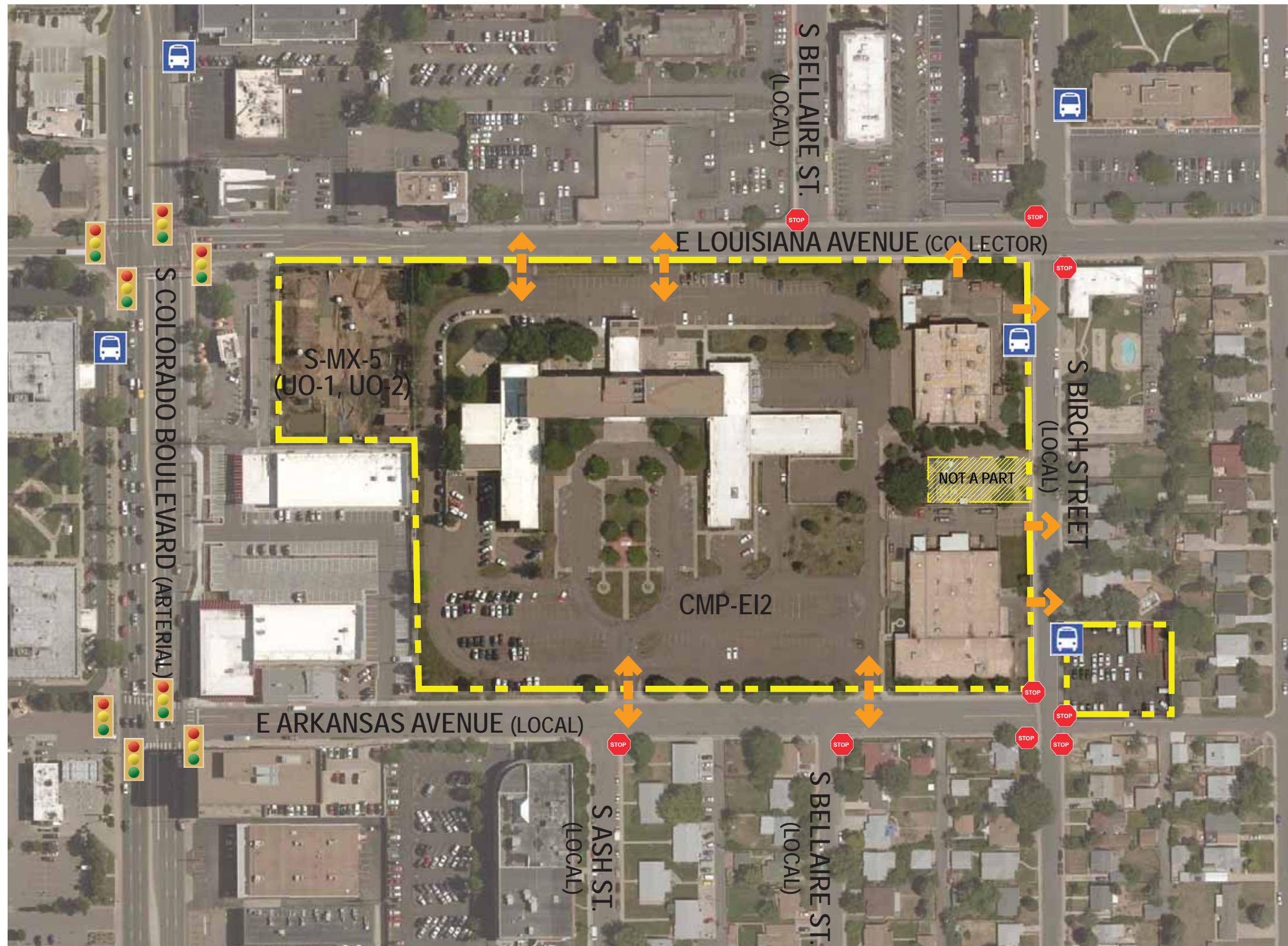
- CDOT moved to a new building near Colfax and Federal on May 18th, 2018.
- State law requires properties owned by the State of Colorado to be offered first to local government entities.
- City and County of Denver exercised the option to acquire both 4201 E Arkansas Avenue and 2000 S Holly Street.
- City and County of Denver selected Kentro Group to develop the Properties based on confidence in delivering a project beneficial to the community.



4201 E. ARKANSAS AVENUE PROPERTY OVERVIEW

- Contract Timing:
 - Due Diligence/ Governmental Approval - 150 days with three 30-day extension options for a total of 240 days from mutual execution of contract.
 - Closing - later of (i) thirty (30) days after expiration of the Governmental Approval Period (as may be extended hereunder); (ii) five (5) days after CDOT vacates the Property; or (iii) on a date as otherwise agreed by the Parties in writing
- Requires a public rezoning process
- Requires construction of 150 for-rent apartment units at 60% AMI in the City and County of Denver or pay a contribution to the City and County of Denver Affordable Housing Fund.
- Requires 150,000 SF commercial space and 200 permanent jobs on-site or pay a contribution to the City and County of Denver
- The communication tower on the east side of the Property is not included in the acquisition and the State of Colorado will retain ownership.

EXISTING SITE



- Total Site Area: +/- 13.2 acres
- Campus Buildings: 1 to 4 story structures totaling 187,971 SF
- 459 parking stalls on main site
+ 46 parking stalls east of Birch
505 total parking stalls
- 8 Access Points
- 650 employees (per CDOT)
- Uses:
 - Office
 - Printing Facility
 - Vehicle Maintenance
 - Water Quality Training Facility
 - Material Storage
 - Existing CDOT Communication Tower will be upgraded or will remain as is in the same parcel
- Zoning:
 - CMP-EI2
 - S-MX-5 (UO-1, UO-2)

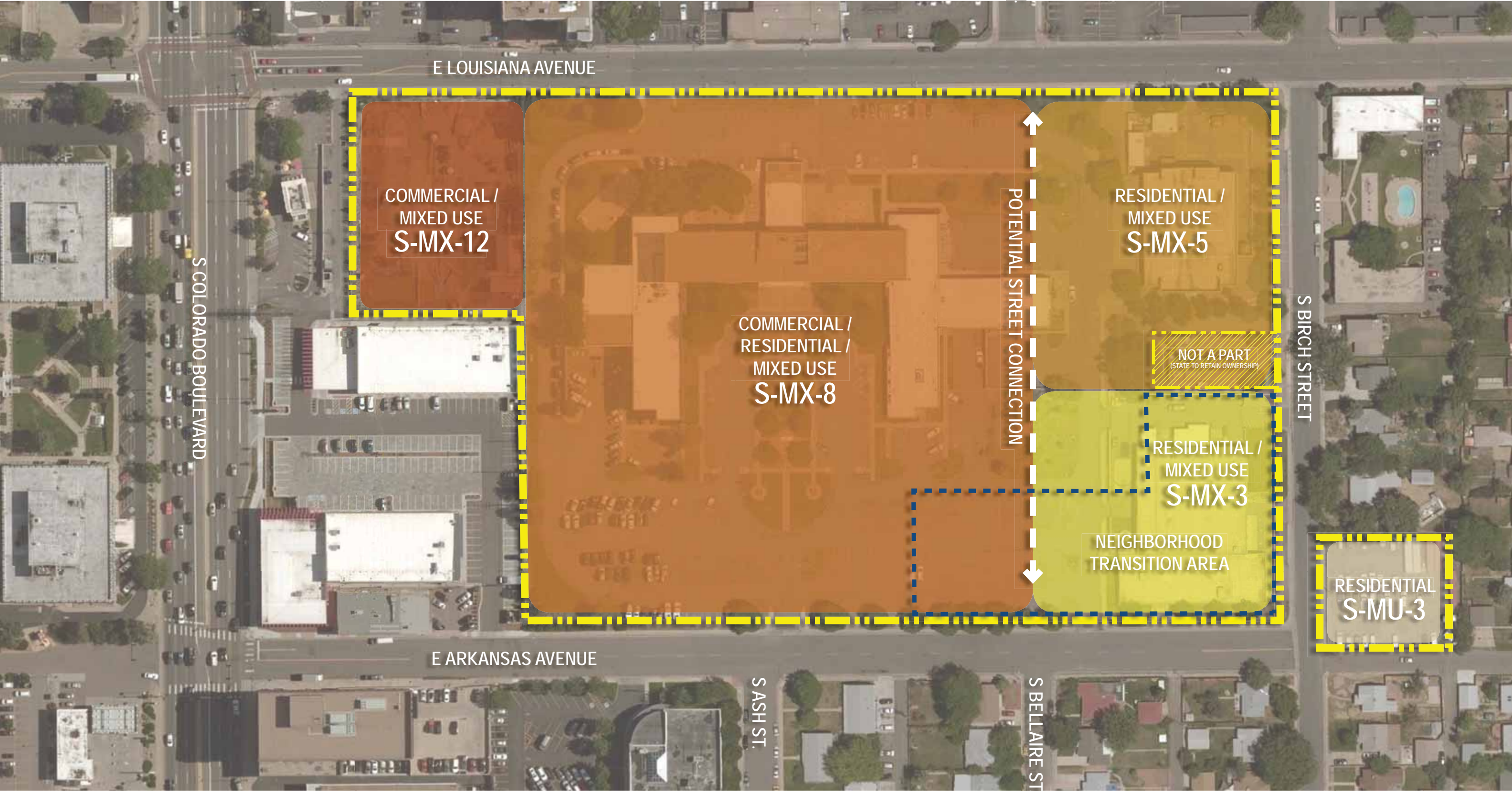
SITE CONDITION UPDATE

- CDOT vacated the site May 18th and relocated to new headquarters at 2829 W Howard Place (Colfax & Federal)
- Site fencing installed around entire site June 11th
- CDOT still evaluating other protection measures
- CDOT will have employees on-site most business days until closing as they continue their clean-up and recycling efforts

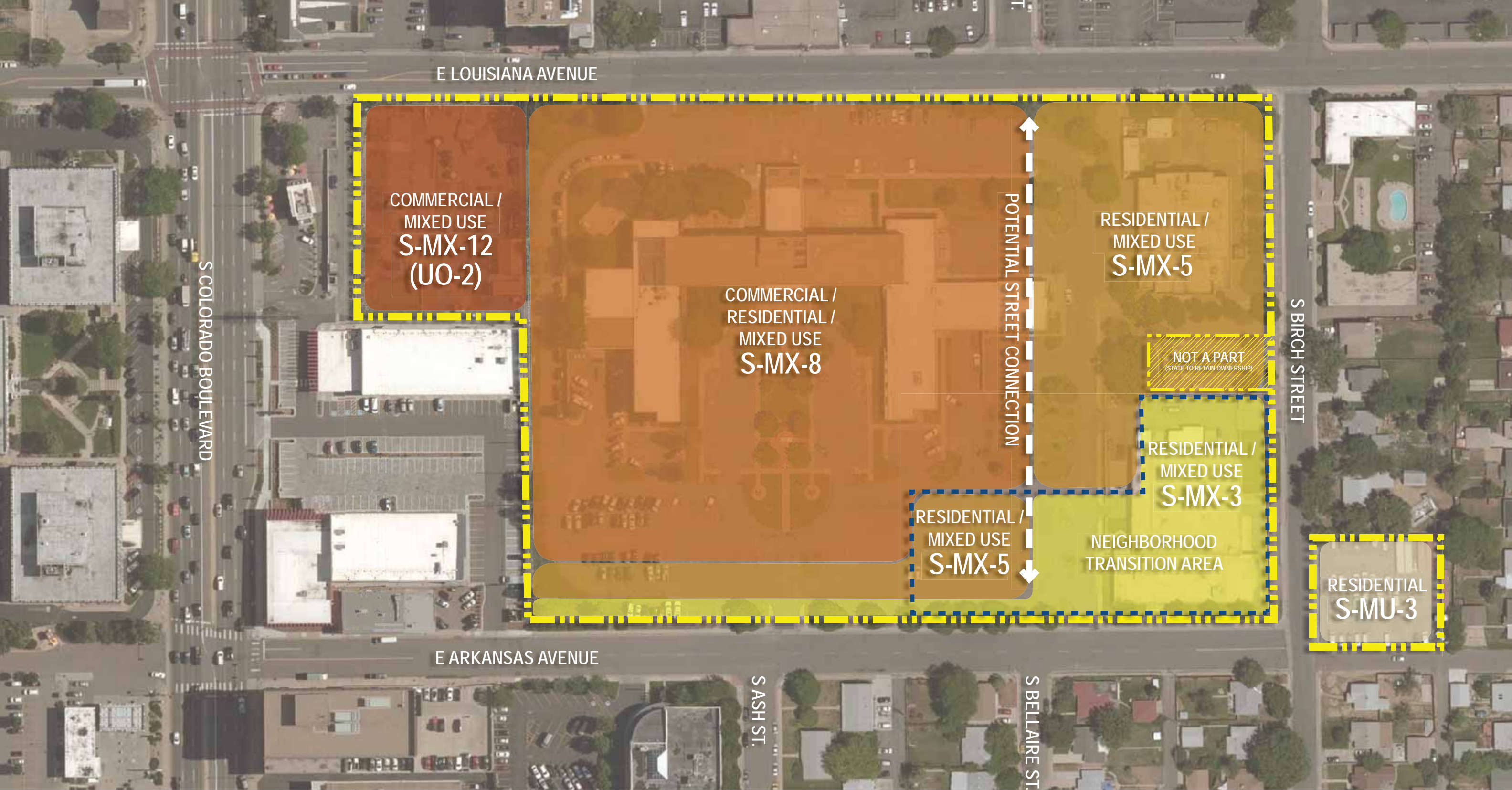
REZONING APPLICATION UPDATE

- Submitted Rezoning Application to City and County of Denver May 15, 2018
- Received application review comments on June 12, 2018 (technical aspects of the application)
- Resubmit application on July 13, 2018
- REVISED REZONING APPLICATION:
 - Addresses all review comments
 - Proposed zoning is consistent with original proposed zoning (apart from the NW block and Tower Site)
 - NW block proposed zoning is S-MX-8 (UO-2) reduced from S-MX-12 (UO-2)
 - Tower Site proposed zoning is S-MX-3 as recommended by Community Planning and Development (CPD)
 - Exhibit included for Arkansas Avenue Street Section: S-MX-3, S-MX-5, and S-MX-8 Transition
 - Survey descriptions revised to incorporate additional information per Public Works - City Surveyor

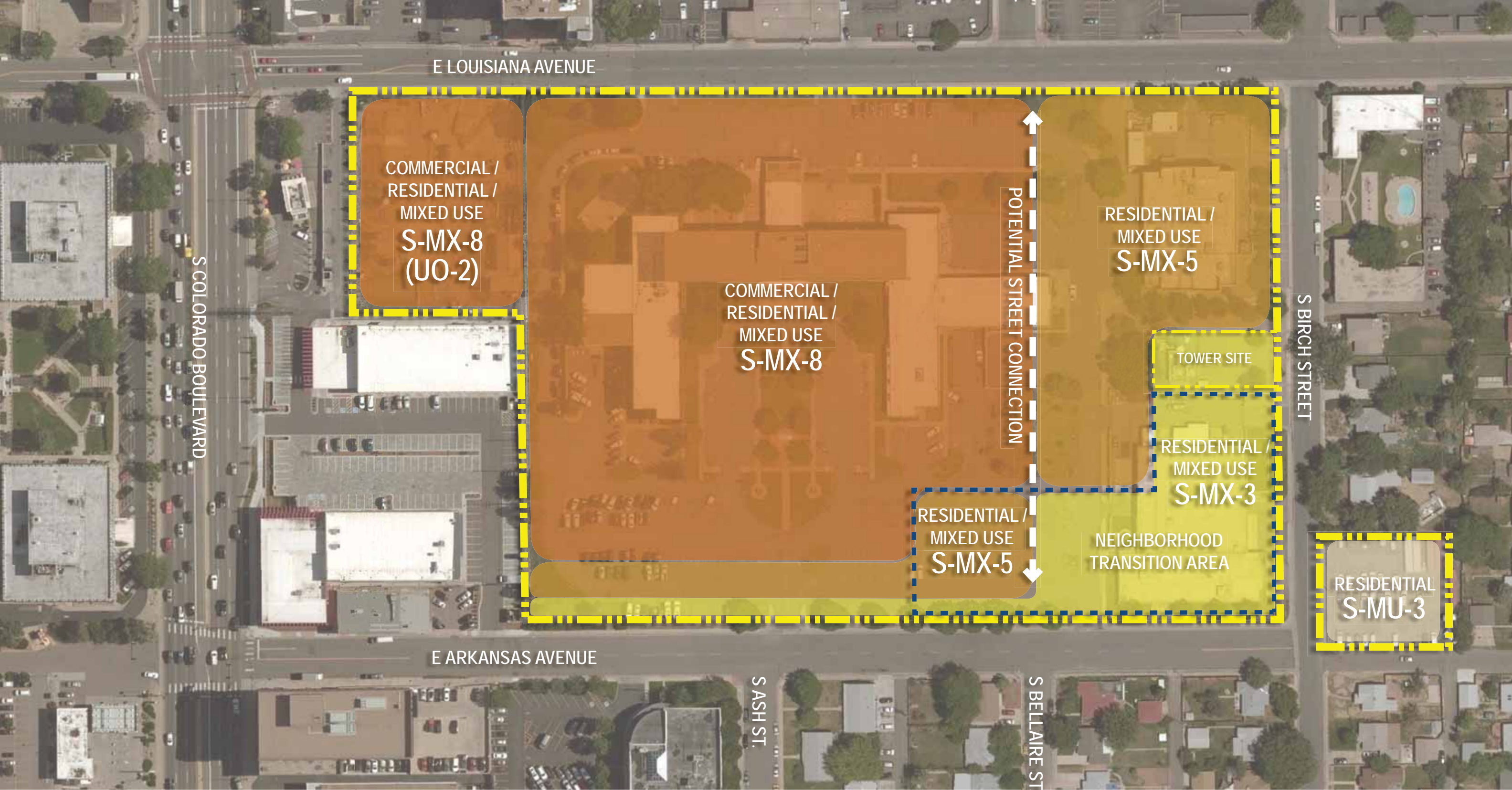
PREVIOUS PROPOSED ZONING - APRIL 2018



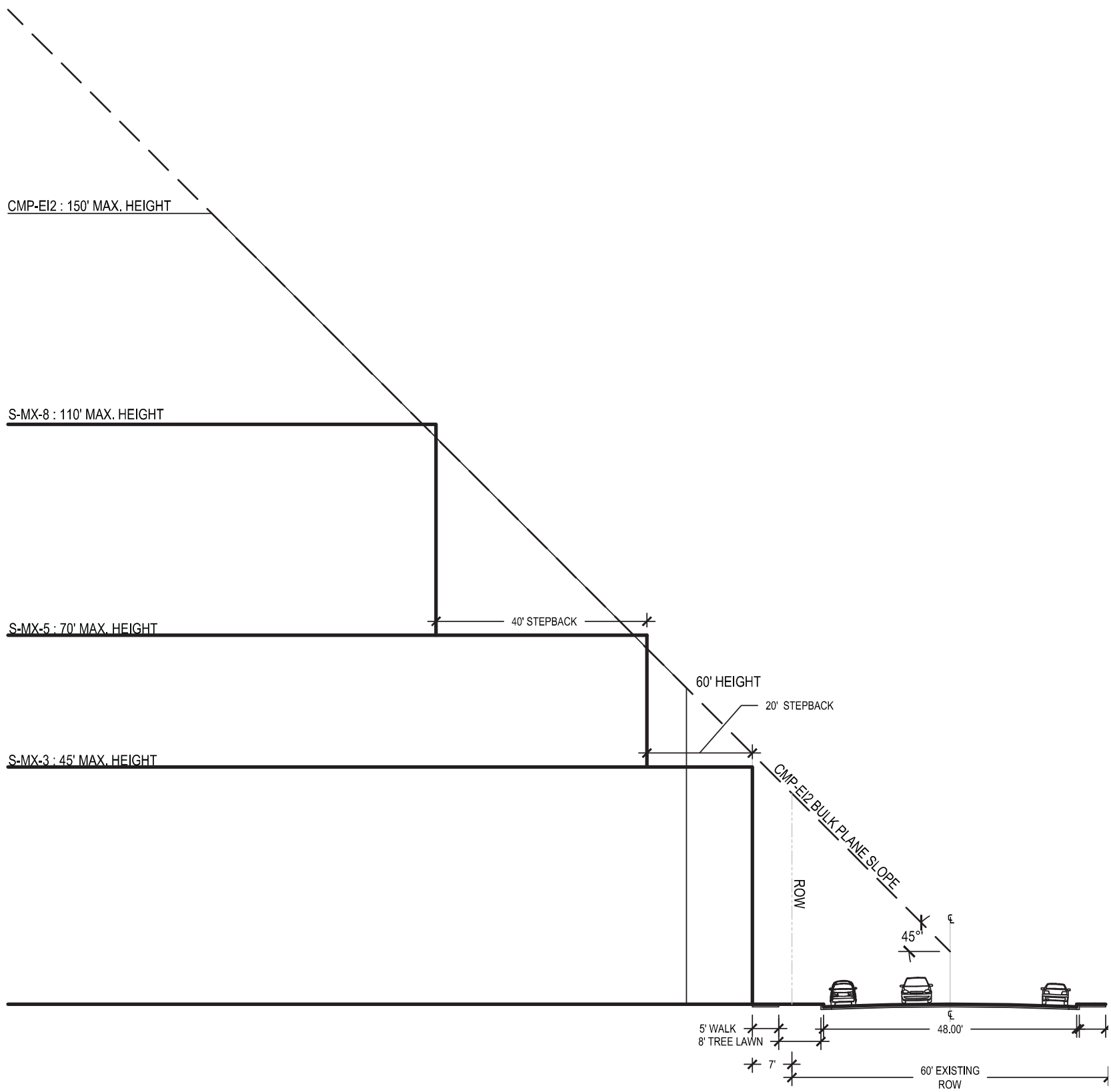
PREVIOUS PROPOSED ZONING - MAY 2018



PROPOSED ZONING



E. ARKANSAS AVENUE STREET SECTION: S-MX-3, S-MX-5, & S-MX-8 TRANSITION



CMP-EI2 EXISTING ZONING
BUILDING ENVELOPE STUDY



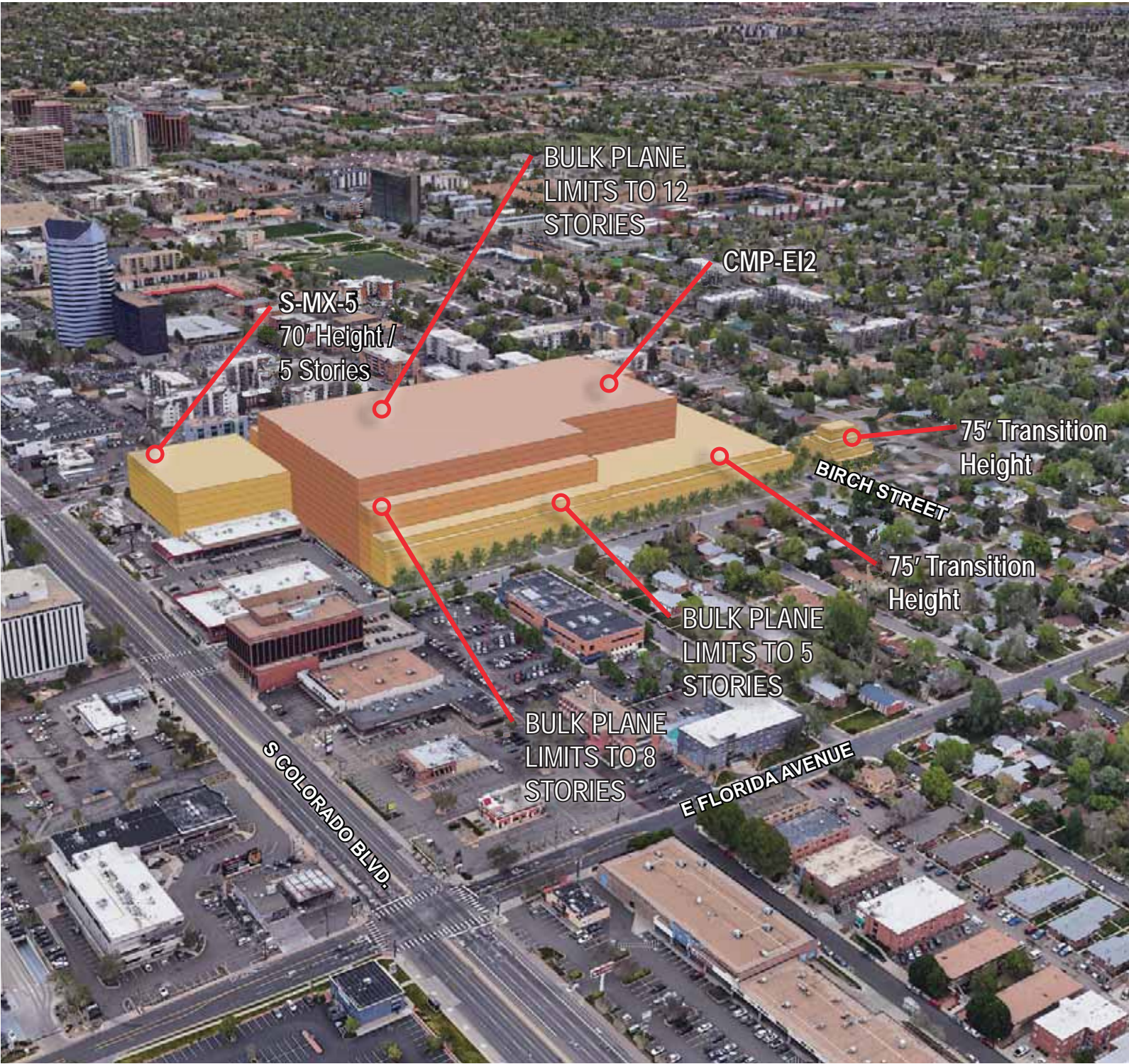
ORIGINAL APPLICATION PROPOSED ZONING
BUILDING ENVELOPE STUDY



REVISED APPLICATION PROPOSED ZONING
BUILDING ENVELOPE STUDY



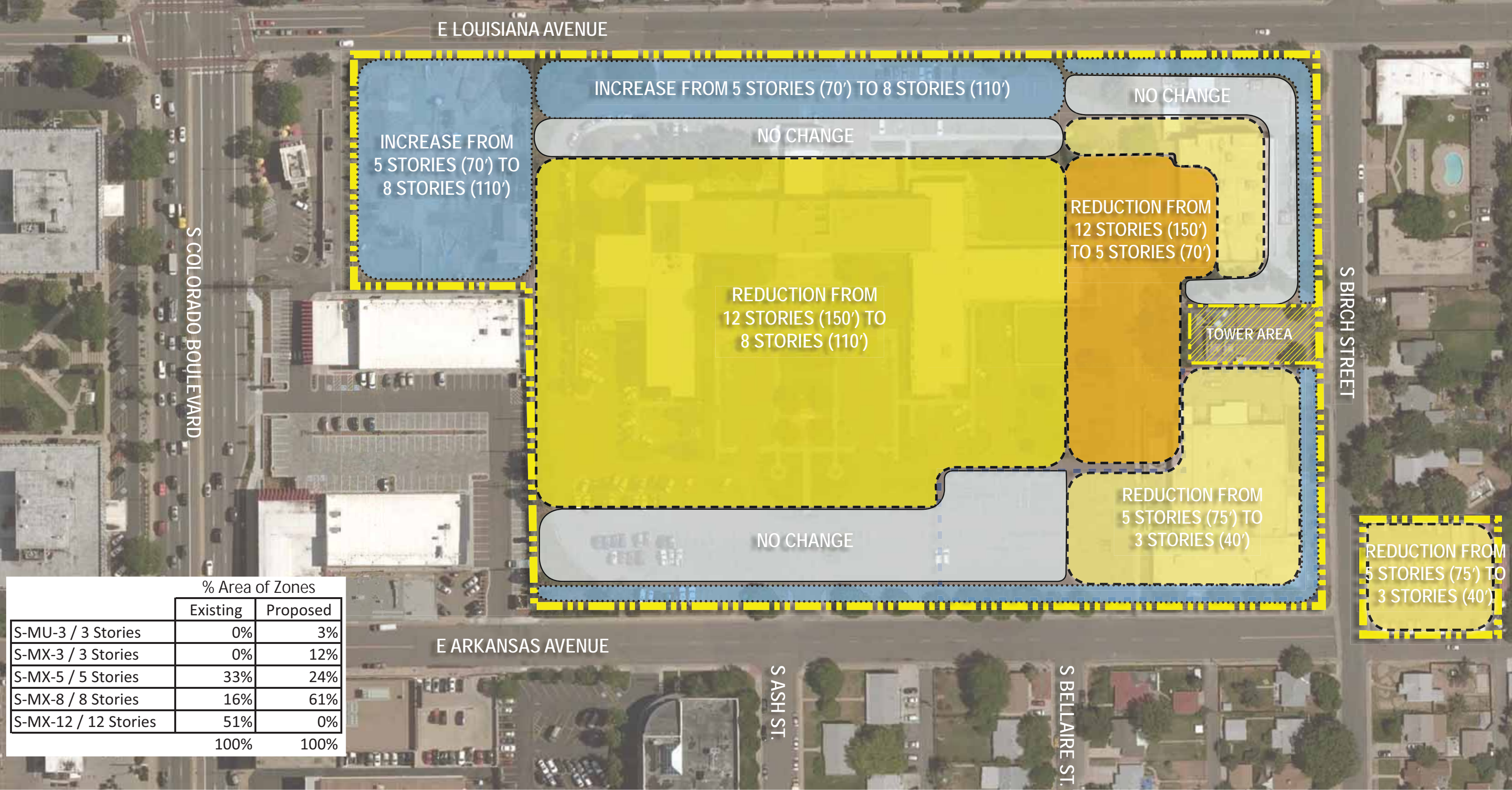
CMP-EI2 EXISTING ZONING
BUILDING ENVELOPE STUDY



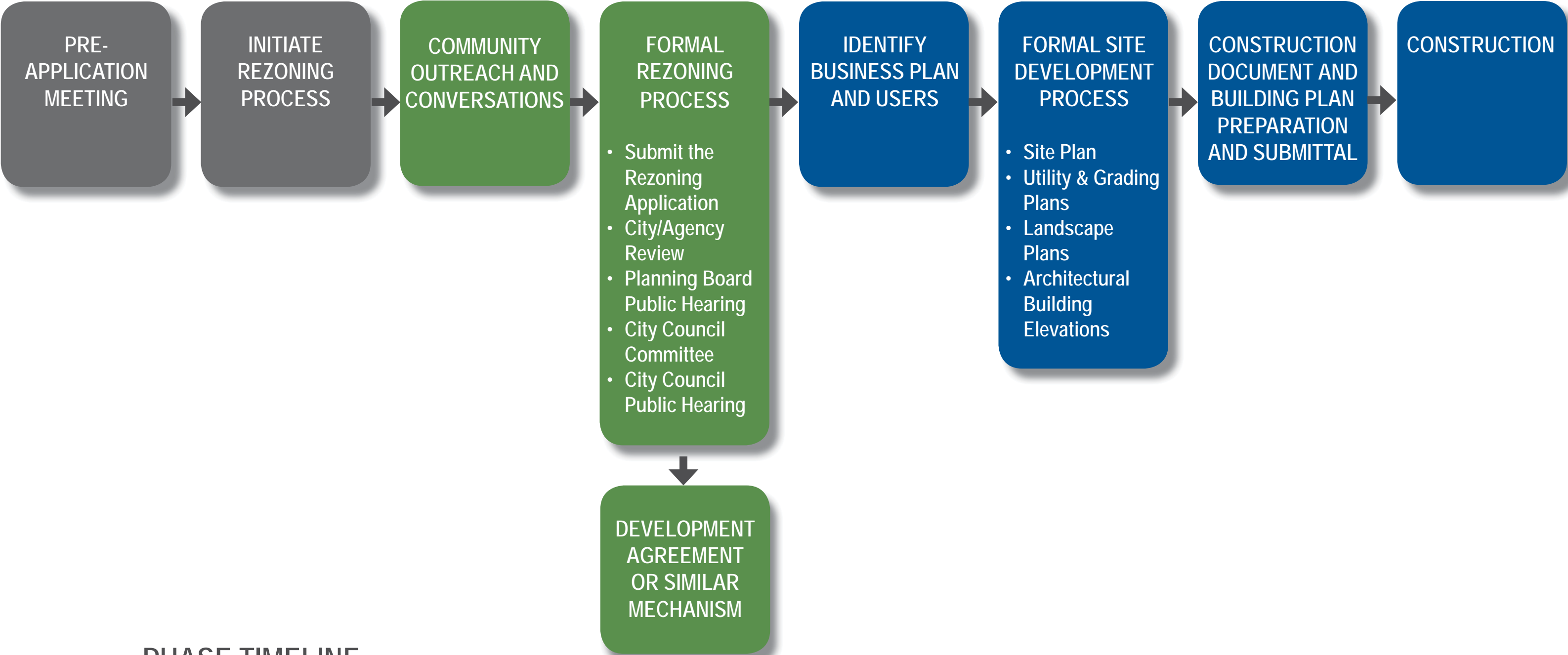
REVISED APPLICATION PROPOSED ZONING
BUILDING ENVELOPE STUDY



CMP-EI2 TO PROPOSED ZONING HEIGHT TRANSITION



DEVELOPMENT PROCESS



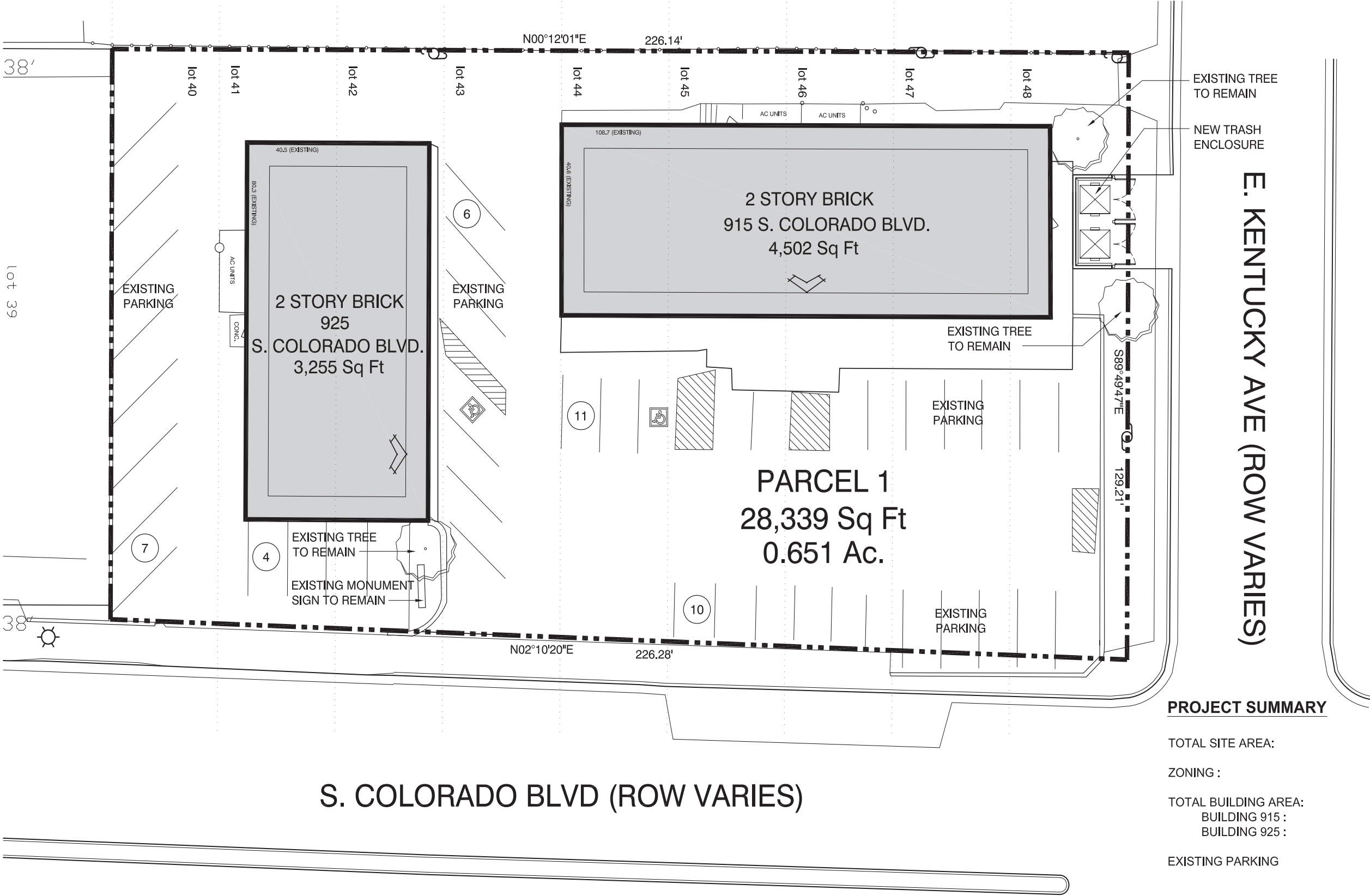
PHASE TIMELINE
(STATUS AND ESTIMATED TIME FOR EACH PHASE)



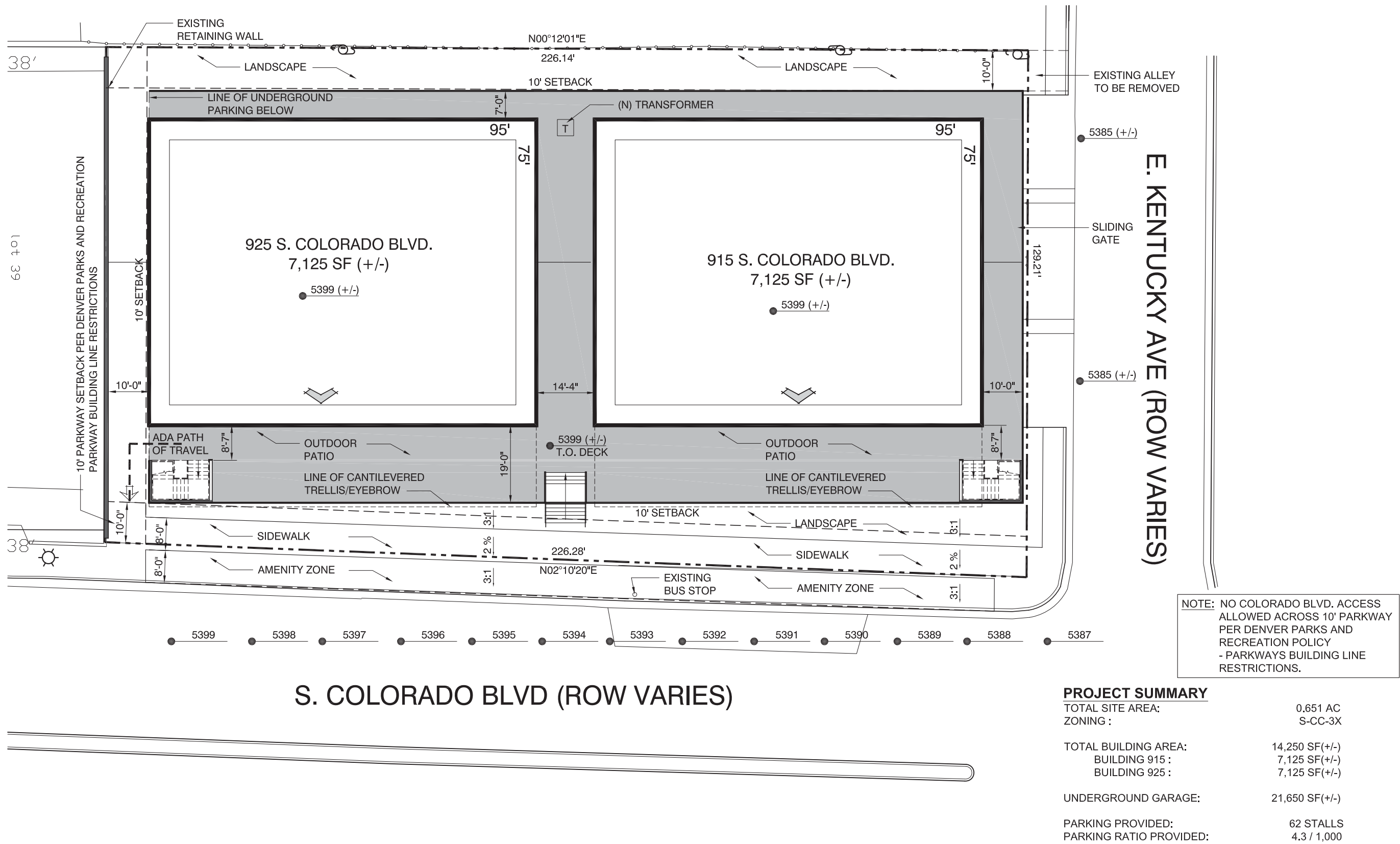
DEVELOPMENT AGREEMENT

- An agreement between the developer and the City (with neighborhood input) identifying certain criteria related to land use, planning, infrastructure, open space, other development standards, etc.
- Exploring this tool with the City as a supplemental component of the rezoning.
- Key topics in discussion thus far:
 - Minimum Open Space requirement
 - Infrastructure and connectivity – adding a through street throughout the site
 - Other items – i.e. affordable housing, building form, streetscape, etc.
- MEETINGS HELD:
 - June 13, met with Office of Economic Development – Housing Division – re: affordable housing, linkage fee, etc.
 - June 14, met with Planning, Public Works, Parks re: infrastructure/connectivity, open space, drainage/storm-water, etc.
 - Met with Register Neighborhood Organization (RNO) Zoning Committee Lead
- NEXT STEPS:
 - Develop high level term sheet with each City department over the next month
 - Then move to formal Development Agreement

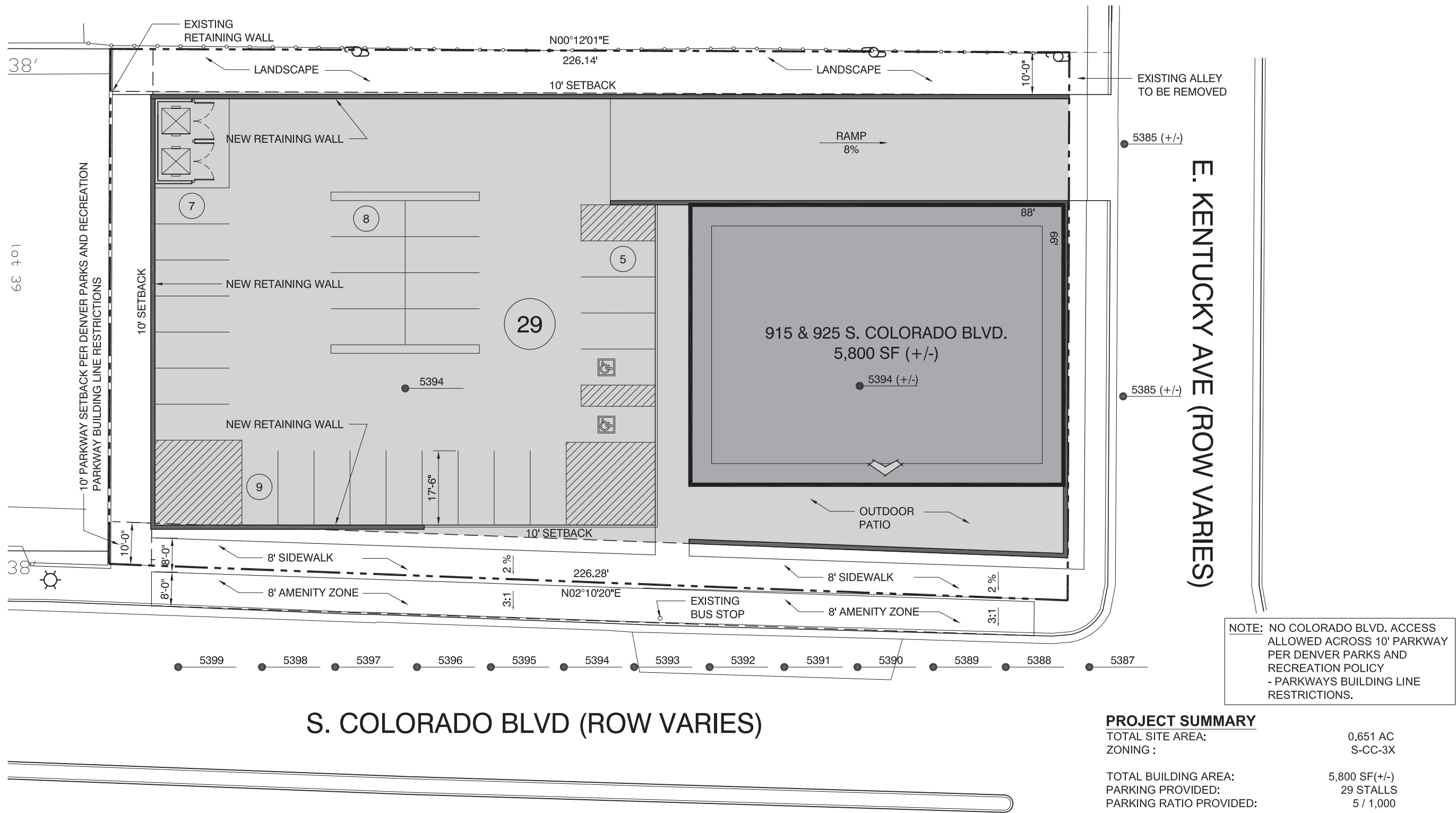
SITE DEVELOPMENT PLAN (SDP) EXAMPLE



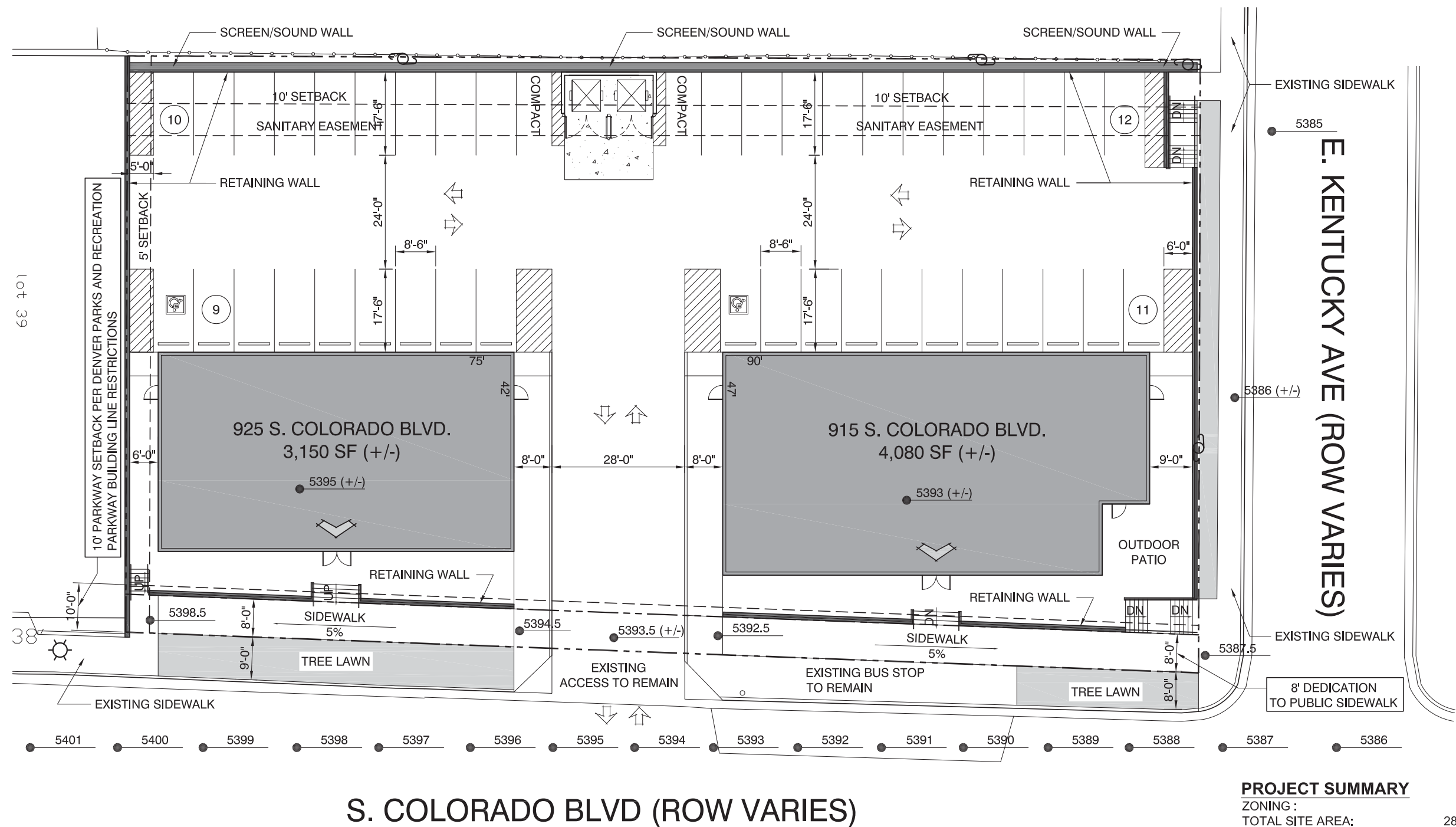
SITE DEVELOPMENT PLAN (SDP) EXAMPLE



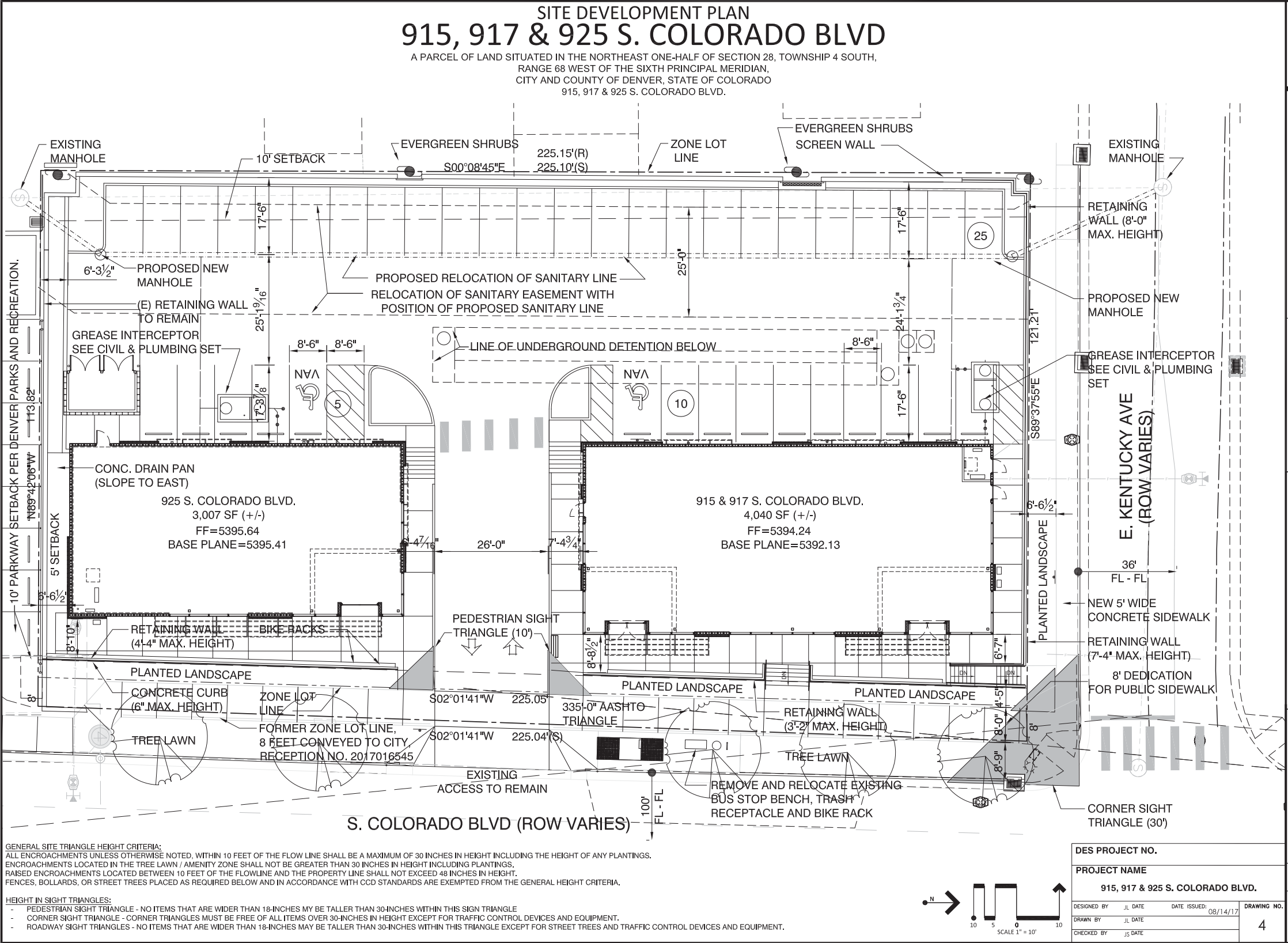
SITE DEVELOPMENT PLAN (SDP) EXAMPLE



SITE DEVELOPMENT PLAN (SDP) EXAMPLE



SITE DEVELOPMENT PLAN (SDP) EXAMPLE



AFFORDABLE HOUSING UPDATE

- Kentro Group is currently interviewing affordable housing partners. Selection will be made soon.
- Location of affordable housing
 - Capitalization
 - Land Value
- Affordable Housing Qualifications
 - Background check
 - Employment check
 - Previous residency check



AFFORDABLE HOUSING UPDATE

DENVER AFFORDABLE HOUSING 60% AMI (AREA MEDIAN INCOME)

2018 AMI LEVELS								
% AMI	Household Size				Maximum Rent Charge			
	1 Person	2 Persons	3 Persons	4 Persons	1 Person	2 Persons	3 Persons	4 Persons
30%	\$18,900	\$21,600	\$24,300	\$26,950	\$473	\$540	\$608	\$674
50%	\$31,500	\$36,000	\$40,500	\$44,950	\$788	\$900	\$1,013	\$1,124
60%	\$37,800	\$43,200	\$48,600	\$53,940	\$945	\$1,080	\$1,215	\$1,349
80%	\$50,350	\$57,550	\$64,750	\$71,900	\$1,259	\$1,439	\$1,619	\$1,798

OCCUPATIONS IN DENVER AT 60% AMI

○ PRESCHOOL TEACHER



○ SUBSTANCE ABUSE
COUNSELOR



○ PHARMACY AIDE



○ VETERINARY TECHNICIAN



AFFORDABLE HOUSING EXAMPLES IN DENVER

MARIPOSA



MARIPOSA



AFFORDABLE HOUSING EXAMPLES IN DENVER

ASH STREET



ASH STREET



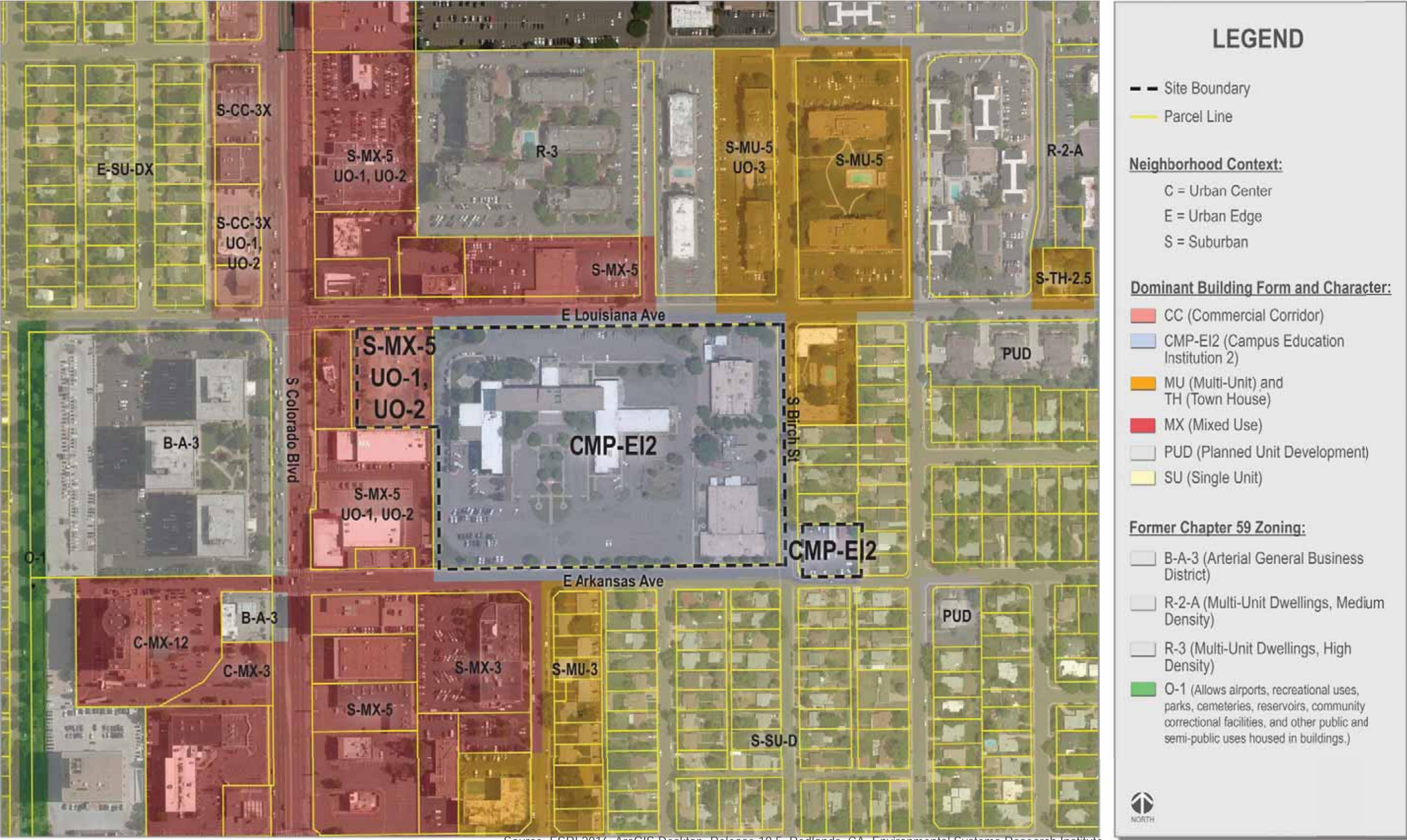
COMMUNITY OUTREACH AND REZONING PROCESS

- Series of Community Meetings:
 - Meeting #1 – January 25, 2018
 - Meeting #2 – March 8, 2018
 - Meeting #3 – April 5, 2018 – 6:00pm
 - Meeting #4 – May 3, 2018 – 6:00pm
 - Meeting #5 – June 7, 2018 – 6:00pm
 - Meeting #6 – TODAY, July 12, 2018 – 6:00pm
 - Planning Board Meeting - tentatively will occur in September timeframe (will update once scheduled)
- Neighborhood Meetings
 - Met with Virginia Village East Ellis Association (VVECA) representatives and zoning committee lead. Will continue to meet with VVECA and all members of the neighborhood/community
- Website – Link at KentroGroup.com: www.kentrogroup.com/Arkansas
 - Information on upcoming meetings, plans as they unfold, pertinent information, contact us, and submit comments.

COMMUNITY OUTREACH AND REZONING PROCESS

- Public Meetings
- Task Force Meetings
- Website, newsletter
- Open door policy, continuous correspondence
- City & County of Denver rezoning process
 - 5-6 month process from when an application is submitted.
 - Application was submitted in May. Received review comments in June. Resubmitted application mid July.
 - *Meetings and outreach work will continue after the application is submitted during the ~6 months up to City Council
 - Planning Board Public Hearing
 - City Council Committee
 - City Council Public Hearing

EXISTING ZONING



ENVIRONMENTAL REMEDIATION

MAY 1, 2018 GROUNDWATER CONTAMINATION UPDATE

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT - HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION

- 1950s - Concrete, asphalt and paint were tested at the MTL; generated several hazardous wastes.
- Mid to Early 1970s - Underground storage tanks were installed that stored solvents.
- 1993 - 1994 - COOT conducted investigations to define nature and extent of on and off-site contamination, petroleum hydrocarbons and chlorinated solvents were identified.
- July 1994 - CDPHE approved a groundwater and soils treatment plan, which began implementation onsite shortly thereafter.
- May 24, 1995 - a Compliance Order on Consent was signed by CDPHE and COOT, which established requirements and schedules for additional investigations and remediation of any contamination relating to the facility.
- 1997 - data confirmed vapors from the COOT groundwater plume were present in indoor air samples collected from nearby single family homes and apartment buildings, vapor mitigation systems were quickly installed at these locations.
- 1997 - 2014 - residential vapor mitigation systems were operational and groundwater continues to be remediated both onsite and off site.
- August 2014 - all residential vapor mitigation systems were discontinued, indoor air testing concluded that indoor air was safe while the systems were turned off.
- 2014 - Present Day - groundwater continues to be treated in limited areas offsite and a more aggressive approach is being implemented in the source area beneath the MTL.



TRANSPORTATION UPDATE

- Traffic Study
 - Kimley-Horn completed analysis of intersections potentially impacted by new development (results included in Meeting #4 presentation at kentrogroup.com/Arkansas)
 - Once business/development plan is finalized, another analysis will be commissioned to study traffic impacts of specific uses
- Construction of the traffic signal upgrades is planned to start in Summer 2018.
 - Expanded to include protected-permitted left turn from southbound S. Colorado Boulevard onto E. Louisiana Avenue
 - Protected-permitted left turns from northbound and southbound S. Colorado Boulevard onto E. Arkansas Avenue, and protected-permitted left turns from northbound and southbound S. Colorado Boulevard onto E. Florida Avenue.
- Kentro Group is committed to limiting traffic impacts of development on surrounding neighborhood
- Exploring Multimodal Transportation
 - Evaluating unique ways to reduce trip generation and implement technology/ride sharing services to create multiple transportation options on-site

TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

